

Jodi L. Daub

From: xin sun <bshmily@gmail.com>
Sent: Tuesday, February 16, 2016 10:07 PM
To: Jason Rogers
Subject: Advisory vote on Marijuana issue

Hi Jason,

I have a question regarding advisory vote on marijuana issue, like the one did at Federal Way.

What's the proper process to initiate/ask for such an advisory vote to be added on this year Nov. general election ballot?

It would be at minimum cost of the City (if added to general election ballot) and get a truly representative conclusion from the voters on this retail pot shop issue.

Thanks,
Xin

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Jodi L. Daub

From: Anika Van Ry
Sent: Friday, February 19, 2016 8:08 AM
To: Jason Rogers
Subject: FW: Violation of Planning Commission on Marijuana Rezone Topic

FYI. Would you like me to forward this email to the Planning Commission as well?

Anika Van Ry

Administrative Specialist, Mayor's Office | City of Redmond

☎: 425.556.2112 | ✉: avanry@redmond.gov | Redmond.gov

MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

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From: xin sun [<mailto:bshmily@gmail.com>]
Sent: Thursday, February 18, 2016 11:35 PM
To: MayorCouncil
Subject: Violation of Planning Commission on Marijuana Rezone Topic

I watched the video of last night's meeting. Since the topic was not discussed and there will be more discussion on 2/24/16, the public comment acceptance deadline should be pushed at least after 2/24/2016.

And due to the violation of this Open Public Meetings Act, shouldn't involved commissioners be removed from the discussion? If not, their communication context would be disclosed to the public.

Thank you for hearing me out.

Sincerely,

Xin

Residents of Education Hill

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Jodi L. Daub

From: Jason Rogers
Sent: Friday, February 19, 2016 5:01 PM
To: Lori Peckol; Rob Odle
Subject: FW: FEB 10, STUDY SESSION QUESTIONS! Thanks

FYI

Jason Rogers

From: xubei zhang [<mailto:xubei.zhang@gmail.com>]
Sent: Friday, February 19, 2016 1:16 PM
To: Jason Rogers
Subject: Re: FEB 10, STUDY SESSION QUESTIONS! Thanks

Hello, Jason

Is there any update about the investigation of the violation?

Any notice you receive about whether the PC study session will still hold next Wednesday?

Did you know about the deferral before the study session on 2-17 night? Or you knew the deferral on the spot?

Thanks a million!

Xubei

Jodi L. Daub

From: Anika Van Ry
Sent: Monday, February 22, 2016 3:11 PM
To: Jason Rogers
Subject: FW: Regarding opening marijuana stores at Redmond

FYI.

Anika Van Ry
Administrative Specialist, Mayor's Office | City of Redmond
S: 425.556.2112 |:: avanry@redmond.gov | Redmond.gov
MS: 4NEX | 15670 NE 85th St | Redmond, WA 98052

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-----Original Message-----

From: Miaohua Xu [mailto:vince_xu@hotmail.com]
Sent: Monday, February 22, 2016 2:05 PM
To: Mayor (Internet); Council
Subject: Regarding opening marijuana stores at Redmond

Dear Mayor and Council members,

I strongly disagree opening marijuana stores in Redmond. I'm not sure how the City Planning Commission will suggest but from listening to their study as audience I think they should take public comment more seriously.

The planning commission provided a survey to collect public opinion, but in their study simply chose to ignore it since "they're not 100% valid".

It is absolutely not acceptable to use a result if favorable, and/or discard a result when it is not.

Also one statement mentioned in the study is not accurate. It is said that since 60% people support marijuana legalization, most people support having marijuana stores in Redmond. It's not true for several reasons:

1. Marijuana legalization is totally different things than opening store in town. The reason of supporting legalization might be better regulation and wish of less black-market. They don't want marijuana easily accessed by kids.
2. The support 4 years ago come with the regulation, for example 1000 feet buffer of the zone. Now if we reduce the buffer, lots of people won't support the legalization. I know people who voted yes 4 years ago strongly objects to opening stores in Redmond.
3. That support of marijuana legalization was over 3 years ago. Time changes things. We really should look at public comments now instead of old data. People voting yes on legalization are not necessary residents here. It's the residents paying all taxes that help the city up and running. Current residents' voice matters.

Redmond is a family oriented and kid friendly city. Please vote NO on opening marijuana stores to reduce the accessibility of marijuana from kids.

Regards,
Miaohua Xu
16709 NE 117th ST, Redmond

Jodi L. Daub

From: ernie zeiger <ezeiger1@yahoo.com>
Sent: Tuesday, February 23, 2016 6:50 PM
To: Council
Cc: Jason Rogers; Planning Commission
Subject: Marijuana

Dear City Council Members,

I have been teaching in Auburn high schools for 25 years. In my capacity as a high school teacher, I have observed the effect that increasing use of marijuana has had on student motivation and achievement.

I can tell you without reservation that the impact is extremely negative. Increasing use of drugs in the public schools is making the job of all teachers more and more difficult. Teachers already have a very difficult job. Why would a city council make a decision which is going to make our job even tougher? I can not imagine the line of thinking here, but I can tell you it is wrong. The consequences for our society will be long term and very tough to reverse.

I know that the advocates of retail stores have argued that opening such stores will drive the black market dealer out of business. This is ludicrous. The black market dealer will now focus their efforts on teenagers who are too young to buy at the retail stores. This is exactly the opposite effect that we want as a society. The other motivation for the black market dealer is to quickly move their teen age customers to the other drugs which are still illegal and provide them a higher profit margin, now that retail stores have driven down the price of marijuana. Again, this is exactly the opposite outcome that society should desire.

Also, if government sanctions the sale of any kind of drugs, kids receive the message that they are "ok." And it is not just the actual product that is the problem; it is the culture that accompanies their use. "Partying" becomes the main focus of young lives. Is that what we want?

Teachers are in the unique position of having daily contact with a wide variety of young people. As such, I hope you will take my thoughts on this issue with the seriousness that they deserve. Please oppose the opening of any retail marijuana stores in Redmond.

Sincerely,

Ernie Zeiger

253-905-0336

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Jodi L. Daub

From: budnorrismv@gmail.com
Sent: Sunday, February 21, 2016 9:32 PM
To: Jason Rogers
Subject: Teacher against marijuana stores

Follow Up Flag: Follow up
Flag Status: Completed

To Whom It May Concern,

It has come to my attention that you may begin giving permits for marijuana retail stores in the community. As a recently retired elementary school teacher, I strongly urge you not to allow this to happen. I taught for thirty years and saw first hand what drugs can do to a learning environment. Children as young as fourth grade were bringing marijuana to school and trying to sell it on our playground. Our school often had to call the police to take care of these situations and it is very difficult to get under control once it begins. Having retail stores in the area will only make it more difficult for teachers to accomplish their mission. Anything we can do as a community to enhance the learning situation and make teachers' jobs easier would be in the best interest for kids.

Also, once these stores are put in place, it only makes it more available in the homes where these children live and as we all know, many parents do not control that setting. One does not have to look very far to see the negative ramifications of drug use in our society. I would encourage you to be a leader among cities in the state that takes a stand against drug use! Please put our children's futures ahead of economic gain and not allow these stores in the community. Thank you.

Sincerely,

Marcia Norris

Sent from Windows Mail

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Jodi L. Daub

From: Fan Zhang <fanz@outlook.com>
Sent: Thursday, February 18, 2016 9:14 PM
To: Planning Commission; Council; Jason Rogers
Subject: Marijuana deaths

I am a citizen and have lived in Redmond for 16 years. I love living here, but I am concerned about the pot store. Please enter this article (<http://www.dailymail.co.uk/health/article-179264/Cannabis-kills-30-000-year.html>) from the Daily Mail into the record for consideration.

Cannabis 'kills 30,000 a year'

by JENNY HOPE, Daily Mail

More than 30,000 cannabis smokers could die every year, doctors warn today.

Medical experts blame the Home Secretary for creating confusion about the risks posed by the drug - leading young people wrongly to believe it is harmless.

They claim David Blunkett's decision to reclassify cannabis as a class C drug - putting it on a level with anabolic steroids and prescription painkillers - sent out the wrong message and played down the devastating health effects of its regular use.

Professor John Henry, a leading authority on the drug, said the change - due to take place this summer - had undermined doctors' efforts to highlight the risks.

He said: "Cannabis is as dangerous as cigarette smoking - in fact, it may be even worse - and downgrading its legal status has simply confused people.

"We have a clear public message about cigarette smoking. Every year, the number of smokers gets smaller and the message on packets about the dangers gets bigger.

"At present, there is no battle against cannabis and no clear public health message."

In today's issue of the British Medical Journal, Prof Henry and other doctors from Imperial College, and St Mary's Hospital, both in London, say cannabis could be a major contributor to UK deaths.

Researchers calculate that if 120,000 deaths are caused among 13million smokers, the corresponding figure among 3.2million cannabis smokers would be 30,000.

The drug can cause cancer, lung disease and abnormalities associated with serious mental illness.

Users are up to six times more likely to develop schizophrenia.

The British Lung Foundation says smoking three joints a day can cause the same damage to the airways as a pack of 20 cigarettes.

Prof Henry added: "Even if the number of deaths turned out to be only a fraction of the 30,000 we believe possible, cannabis smoking would still be described as a major health hazard.

"If we add in the likely mental health burden to that of medical illnesses and premature death, the potential effects of cannabis cannot be ignored."

Dr William Oldfield, from St Mary's Hospital and one of the authors of the article, said: "Cannabis and nicotine cigarettes have a different mode of inhalation. The puff taken by cannabis smokers is two-thirds larger, they inhale a third more and hold down the smoke four times longer.

"All these factors could contribute to illnesses of the heart and respiratory system, particularly as the chemicals in cannabis smoke are retained in the body to a much higher degree."

He said the cannabis used today - especially that bought in the Netherlands - was up to 40 times stronger than that used by Flower Power hippies in the 1960s.

The level of active ingredient in cannabis, tetrahydrocannabinol (THC) has increased from around 0.5 per cent 20 years ago to almost five per cent today. THC affects the heart and blood vessels and many sudden deaths have been attributed to cannabis smoking.

In Britain, about eight million people admit to smoking cannabis, with at least one-third of youngsters claiming to have used it at some time. They include Prince Harry, who admitted smoking the drug while a pupil at Eton.

Read more: <http://www.dailymail.co.uk/health/article-179264/Cannabis-kills-30-000-year.html#ixzz40aUOSfam>

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I believe everyone knows this drug is not healthy. But, Professor Henry and Dr. William Oldfield are just now starting to understand the full scope of the problem. The planning commission can not seriously be thinking of recommending that Redmond open pot stores, can they? Just unbelievable. They had better address health concerns before taking such a ridiculous recommendation!!

Regards,
Fan Zhang

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February 17, 2016

Redmond City Council and Department of Planning

RE: Marijuana Zoning

Dear Redmond City Council and Planning Department,

This letter is a follow up to the opportunities I've had to speak to you publicly at one City Council Meeting and the public hearing recently discussing Marijuana Zoning in the City of Redmond. I would like to introduce myself again as Bill Widmer the head of a Medicinal and Retail Cannabis Company called Kaleafa. We were an original lottery winner in the City back in 20014 and have desired to open our store at 8210 Avondale Way NE Redmond, WA... I would like to take this opportunity to make my points in writing as to why a buffer accommodation should be made to allow us to open our store at the location we applied at in 2014.

First, we currently operate two stores, one in Portland, Oregon and the other in Oak Harbor, WA. Kaleafa has been in business for almost two years and last month had consolidated revenue of close to \$650,000.00. In the period of time we have been open, the company has had zero administrative violations and have paid all appropriate taxes. This is in a very tightly regulated environment where small administrative violations are handed out regularly. If we were fortunate enough to be able to do business in Redmond you could count on us to be professional, follow all City and State rules, and uphold all of the Cities high standards.

At the public hearing recently obviously there were a lot of protesters. And, I would imagine any change in buffers would encourage more protesters to come out. To this point, the cities citizens overwhelmingly approved I-502. I can assure you that the folks who protest will not be our customers (maybe a few), and our customers will not bother them. When looking at the buffers and potential locations in Redmond where this business can work, with no reduction it makes it next to impossible for

us to open and runs counter to the will of the voters. Regarding zoning in Light Industrial/Industrial, there could be many issues with traffic, lighting, parking, etc... As a person whom has worked in the Industry for while now, the one complaint I hear most frequently is lack of parking. Our potential location in Redmond will most likely see roughly 600 people a day, which is a lot of in and out. The location we currently propose would be a converted car lot where parking is of no issue. And, large numbers of people could come and go easily with very little impact on the Cities existing infrastructure. Finally on this point, lowering the buffer for our location is effectively allowing us to open roughly 400 feet from a green space. It isn't like we are talking about Marymoor Park, and I mean no disrespect with this comment. My intent is to ask the question, is it possible to create zoning that would allow for this and still exclude Park's such as Marymoor?

Kaleafa's landlord in Redmond is a Redmond resident, commercial property owner, and Redmond business owner. The way we have structured our business deal effectively makes our arrangement a partnership, thus you would be supporting the endeavor of an important Redmond constituent.

Also, I am a Kirkland resident with two boys aged 8 and 11. I consider it a high responsibility to do everything possible on our end to keep marijuana away from children. This being said, at the end of the day it's up to parents to be responsible no differently then they would be with alcohol.

Retail Marijuana Stores have been open for some period of time now and there is very little negative news. Also, between all taxes paid the State of Washington will generate hundreds of millions of dollars in new tax revenue this year. There have never been reported people dying from overdoses of Marijuana. Also, there are many medicinal benefits and products with very little to no THC. Patients we currently treat have ailments including: Glaucoma, epileptic seizures, Child Dravet Syndrome, Cancer, MS, Arthritis, Alzheimer's, Bi-Polar Disorder, Lupus, PTSD, and Chronic Pain. It's in the cities interests to offer it's residents with these and other ailments a natural alternative to some of the poisonous drugs Pharmaceutical Companies are offering without having to drive to another Eastside location.

In conclusion, I appreciate you taking the time to read this letter. Should you choose to support the opening of our proposed store on Avondale Way, we will be a wonderful tax paying and law abiding corporate citizen to the City.

Sincerely

Bill Widmer

Response to Issues Matrix

Issue	Discussion Notes	The Grass Is Always Greener Response
<p>1. Confirm the Technical Committee's Recommendation would not allow retail marijuana stores in Urban Centers. (Biethan)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed whether the Technical Committee's recommendation would allow retail marijuana stores in the Urban Centers as an allowed use, even if retaining 1,000 foot buffers would effectively preclude the siting of a store in those areas.</p> <p>Staff Response/Recommendation</p> <p>(1/22) The Technical Committee's recommendation is to not allow retail marijuana stores in the mixed use zones including Redmond's two Urban Centers. The Technical Committee's reasoning is that retail marijuana stores may detract from the Urban Centers by impacting nearby businesses; increasing the potential for marijuana use in public parks, trails and other public locations; and detracting from the vision of the urban centers as destinations that provide a comfortable atmosphere for a diversity of people. In addition, since no sites would be available in mixed use zones unless buffers are changed, having retail marijuana as an allowed use is confusing and unnecessary.</p>	<p>Our store supports the goals of the Comprehensive plan (as stated on our application.)</p> <p><i>"A retail marijuana business will bring economic diversity, support small and local businesses, create jobs throughout different industries, serve as a green business that will emphasize personal choices in lifestyle and health while providing options through cultural diversity and tolerance."</i></p> <p>The response to the left is speculation and a false assumption on the part of the staff/Technical Committee and there is no factual information to substantiate these claims.</p> <p>A retail marijuana store has the potential to increase revenues to other business and should be allowed in the Urban Centers or anywhere retail is permitted such as in Bellevue where stores are located on Main Street and 116th, both major thoroughfares.</p>

<p>2. Is there information available regarding a change in unregulated (black market) marijuana sales? (Miller)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed whether the creation of a legal means to purchase marijuana has affected black market sales, especially to minors. Commissioners noted that marijuana sales outside of the state licensed system have been and remain illegal.</p> <p>Staff Response/Recommendation</p> <p>(1/22) Staff is checking with Redmond Police on this question and will provide more information prior the next Planning Commission meeting.</p>	<p>According to Washington Association Sherriff and Police Chiefs (WASPC) Redmond Crime Statistics Drug Violations by Suspected Drug Type Marijuana</p> <p>2012 81.4% of total drug violations 2013 39.13% 2014 38.73% 2015 forthcoming</p> <p>Exhibit A- Redmond, Kirkland and Issaquah Crime Statistics</p> <p>While we cannot draw conclusions on the Black Market specifically we can see the direct impacts that legalization alone has had.</p>
<p>3. Why treat different parts of the Manufacturing Park zone differently? (Miller)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed whether it is appropriate to treat areas which are zoned the same (e.g. the Manufacturing Park zone) differently for different geographical locations.</p> <p>Staff Response/Recommendation</p> <p>(1/22) Different areas in the city have different characteristics, and while zoning designations are applied to areas with similar general characteristics or that are intended for the same land uses and development pattern in accordance with Map LU-1 Comprehensive Land Use Plan in the Comprehensive Plan, this does not mean that all areas zoned the same are exactly the same.</p> <p>The City has evaluated and allowed some differences in allowed uses for various locations zoned Manufacturing Park (MP). Examples include:</p> <ul style="list-style-type: none"> In SE Redmond, overlay for property adjacent to Redmond Way to allow additional commercial uses and allowance for membership wholesale/retail warehouses provided specific regulations are met In the Sammamish Valley neighborhood, allowance for auto sales in 	<p>The MP zones should be treated uniformly. There is nothing about the Technical Committee's proposed section off of Willows that makes it more attractive than other MP zones. Both areas allow for sale of alcohol.</p> <p>We should explore the allowance in ALL MP zones as well as BP zones and anywhere that retail is allowed.</p> <p>Using the maps provided by the city we have identified all available parcels in the willows area and none of them are available for this use. Developers in this area will not lease to the marijuana industry due to federal banking issues associated with providing loans.</p>

<p>4. How could reduced buffers affect the number of properties potentially available in the Manufacturing Park zone? (O'Hara)</p>	<p>conjunction with repair or as stand-alone businesses on properties zoned MP with frontage on NE 90th Street between Willows Road and 152nd Avenue NE, NE 95th Street between Willows Road and 151st Avenue NE, and 151st Avenue NE between NE 90th Street and NE 95th Street In general, overlay zoning is used when there is a specific objective that isn't met by the conventional zoning in that area. It includes mapped locations with provisions more or less permissive than the underlying zoning. Specific to retail marijuana stores and the Technical Committee's recommendation, the Sammamish Valley portion of the Manufacturing Park zone has different characteristics compared to the Southeast Redmond portion of the Manufacturing Park zone. These include different access, different size of parcels and buildings generally, and the number and proximity of uses which require a buffer for marijuana uses.</p>	
	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed whether reducing buffers for marijuana uses in the Manufacturing Park (MP) zone would allow more potential sites for retail marijuana stores. Commissioners were also interested in the number of potential sites at different buffer distances.</p> <p>Staff Response/Recommendation</p> <p>(1/22) The number of potential parcels in the Manufacturing Park zone under different scenarios is as follows:</p> <ul style="list-style-type: none"> • Technical Committee Recommendation: 57 • 1,000 feet: 99 ○ 57inthe proposed overlay ○ 18intheremainingMP-zonedareanearWillowsRd. ○ 24inSERedmond • 750 feet: 122 ○ 58inthe proposed overlay ○ 30intheremainingMP-zonedareanearWillowsRd. ○ 34inSERedmond • 500 feet: 147 ○ 59inthe proposed overlay ○ 38intheremainingMP-zonedareanearWillowsRd. ○ 50inSERedmond 	<p>We request that the city reduce the buffers to the state minimum to allow for the maximum potential properties available. The state allows for two stores initially and up to four stores total. By reducing the buffers and adopting a separation buffer between stores we allow for dispersal of stores while controlling the total number.</p> <p>The majority of properties in Redmond is owned or carries mortgages from banks that provide Federal Loans and at this point most of those banks have charters that do not allow them to lease to marijuana businesses. While we may have 179 potential sites at 100 ft min. buffer we may still have difficulty finding a property for the use.</p> <p>Many of the properties in Redmond are owned by Wallace Properties who have sent a letter to planning commission confirming this.</p> <p>Exhibit B- Wallace letter submitted to Redmond Planning Commission.</p>

	<ul style="list-style-type: none"> • 250 feet: 173 o 60inthe proposed overlay o 50intheremainingMP-zonedareanearWillowsRd. o 63inSERedmond • 100 feet: 179 o 60inthe proposed overlay o 53theremainingMP-zonedareanearWillowsRd. o 66inSERedmond Maps showing the effect of reducing buffers will be available prior to next Planning Commission meeting. 	
<p>5. Should the size of retail marijuana stores be restricted? (Biethan)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed the size of retail marijuana stores and whether it would be appropriate or necessary to place limits on store size. Different store sizes may affect parking requirements.</p> <p>Staff Response/Recommendation</p> <p>(1/22) The Technical Committee's recommendation is to establish a maximum Floor Area ratio (FAR) in a manner similar to that for any other allowed use in a zone. This is for consistency within the Zoning Code. As most stores in the area are between approximately 750 and 2,500 square feet, there appears to be a low likelihood of large stores opening in Redmond due to market conditions.</p> <p>Should the Commission desire, it is possible to place an outright restriction on the size of a retail marijuana store, separate from the FAR limit generally in place.</p>	<p>There are already so many restrictions on marijuana businesses. This added restriction is not necessary. Additionally, if the stores were allowed in the downtown core, the buildings in that area are not that large. It seems by restricting the stores to only the MP zone those buildings are, by nature of the zone, larger.</p> <p>Also, retail marijuana stores are taxed on the actual retail space (not tax deductible). Only the inventory space is deductible. Therefore it makes sense that there would not be an issue with 'Big Box' marijuana stores.</p>

6. Is a trip generation rate available for marijuana stores? (Miller)

Planning Commission Discussion

(1/20) Commissioners asked if the Institute of Transportation Engineers (ITE) has determined vehicular trip generation rates for marijuana stores, and if that information could be provided.

Staff Response/Recommendation

(1/22) Preliminary trip generation figures for marijuana stores indicate that trip generation rates are as follows:

	Retail Marijuana	Pharmacy w/ Drive Thru	Specialty Retail
Daily	400	90	44
PM Peak Hour	63	11	5

*All figures are per thousand square feet of building area

Staff cautions Commissioners that this is preliminary data based on a limited number of surveys conducted mostly in Colorado, and that Colorado's legal environment concerning marijuana and land use is somewhat different than in Washington.

These numbers come from Colorado and are unreliable even for that state.

Washington does not allow for drive thru recreational/medical stores. The comparison to the pharmacy or other specialty store is irrelevant.

While we do not have much data regarding trip generation rates that we know is peak business hours for eastside stores are Friday and Saturday evenings, which is opposite typical 9-5 business hours.

Exhibit C

Data available through FrontRunner, i502 data collection site, owner Brian Yauger.

7. Should there be a separation between retail marijuana stores? (Miller)

Planning Commission Discussion

(1/20) Commissioners discussed whether a separation requirement should be used to avoid creating a "marijuana district." Separation could be used to disperse retail marijuana stores in order to minimize impacts. Commissioners also discussed whether other cities used separation requirements and asked staff to confirm the regulations for other cities.

Staff Response/Recommendation

(1/22) Separation could be generally useful for two reasons. The first is to disperse retail marijuana stores throughout the city, as opposed to concentrating them in one area. The second is to indirectly limit the

By creating 1,000 feet separation between stores we ensure dispersal between stores and avoid concentrations in any one area of the city.

1,000 feet of separation allows for healthy competition between stores and convenience of locations for customers.

Other cities are creating separations:

Issaquah 1,000ft

Bellevue 1,000ft

Kirkland none

number of stores by effectively reducing the available supply of potential sites.

When the public workshop was held, available information indicated that the number of retail store licenses was potentially unlimited. Staff sought public perspective on separation primarily as a means to limit the number of retail stores indirectly, as an outright local limit on the number of stores may not have been feasible. When the state Liquor and Cannabis Board decided to increase Redmond's retail license allocation to 4 instead of unlimited, this reduced the need to use separation as means to indirectly limit the number of stores.

Other eastside cities require separation between stores. Issaquah requires 1,000 feet; this was done to effect dispersion of retail marijuana stores and as "future proofing" against increased state license allocations by indirectly limited the total number of stores possible to locate in Issaquah (the theoretical maximum is 5 or 6 stores with perfect distribution; the practical maximum is 3 or 4). Bellevue requires 1,000 feet separation and wrote specific language regarding procedures in the event of a conflict. Two stores desired to open on Main Street in downtown Bellevue within close proximity, and only one was permitted. Kirkland does not require separation. Seattle's recently updated regulations require 500 feet of separation between retail stores.

In considering alternatives, requiring a separation may be counter to the objective of providing a particular area for potential retail marijuana stores. Alternatively, requiring a separation could support some amount of dispersal even in a particular geographic area.

8. Is any data available concerning security incidents at retail stores?
(Nichols)

Planning Commission Discussion

(1/20) The Commission discussed whether there is any data about break-ins, robberies, or other security incidents at retail marijuana stores. Commissioners suggested other eastside cities or Seattle may have data.

Staff Response/Recommendation

(1/22) The Redmond Police Department indicates that in communicating with other law enforcement agencies in the Puget Sound region and state as a whole, there has not been a change in reported incidents. That is, retail marijuana stores do not report break-ins, robberies, or other criminal incidents at an abnormal rate compared to other retail businesses.

Law enforcement agencies remain concerned that there is the potential for a larger number of unreported incidents, however no data would exist for unreported incidents.

The City of Seattle publishes crime statistics on their website, <http://www.seattle.gov/seattle-police-department/crime-data/crime-dashboard>. Seattle's overall data for property crimes shows that property crimes increased in 2014, when the first retail stores opened, compared to 2012, when marijuana was legalized. However, property crimes went down in 2015 compared to 2014. It is not possible to determine why property crime increased in from 2012-14, then decreased from 2014-15; legal marijuana may be one of many factors or it may be a major factor, but there is insufficient data to draw any conclusions.

The state Liquor and Cannabis Board publishes lists of inspections of all licensed marijuana facilities including producers, processors, and retail stores, and also publishes a list of license violations and the general penalty (fine, written warning, etc.). These are available on their website, <http://lcb.wa.gov/records/frequently-requested-lists>.

The resources that are cited here in the Planning Commission data is what is available. We have spoken to many storeowners and would concur that crime incidents do not seem to occur more frequently. Stores are required to have 100% security surveillance and often take additional measures to avoid crime related issues.

Concerns about unreported incidents are speculation.

In the information mentioned from Seattle, it is important to remember that data pertaining to the legal marijuana industry has not yet been separated from the data pertaining to the illegal black market. Until this happens, we won't have a clear understanding of how the legal market has affected the overall marijuana crime rate.

<p>9. What are the code requirements for bars and liquor stores? (Captain/Haverkamp via email)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed whether bars might have similar effects to retail marijuana stores on the surrounding area. Commissioners also discussed whether the zoning regulations for liquor stores may be useful when discussing retail marijuana.</p> <p>Staff Response/Recommendation</p> <p>(1/22) Bars and drinking places are allowed in mixed use and commercial zones. They are also allowed in the Manufacturing Park zone with some restrictions that include seating capacity limits, gross floor area limits, and limited hours of operation (6 am to midnight).</p> <p>Liquor stores are allowed in mixed use and commercial zones; they are not allowed in the Manufacturing Park zone. Liquor stores are considered General Sales or Service, and there are no additional restrictions on their location. State law requires that stores selling spirits must be a minimum of 10,000 sq. ft., except for former state and contract liquor stores.</p>	<p>Although it seems applicable to compare liquor to marijuana establishments there are many differences and conflicting approaches to zoning.</p> <p>The best comparison would be to the off premise establishments selling beer and wine. There is absolutely no marijuana consumption allowed at stores or in the surrounding area (parking lot, etc.)</p> <p>EXHIBIT D See map of liquor establishments</p> <p>97 on premise establishments 40 off premise establishments</p>
<p>10. Highlight questions received through public comment. (Biethan)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed public comments received to date and would like responses to questions raised by public comments.</p> <p>Staff Response/Recommendation</p> <p>(1/22) Questions from public comments, along with staff responses, are as follows:</p> <ul style="list-style-type: none"> • Q: <i>Is the East Lake Sammamish Trail considered a park?</i> • A: No. Rules adopted by the state Liquor and Cannabis Board specifically state that trails are not public parks. • Q: <i>Is Arena Sports (9040 Willows Rd.) considered a recreation center?</i> • A: No. Rules adopted by the state Liquor and Cannabis Board specifically state that recreation centers must be owned by a 	<p>Answers are accurate and consistent with state definitions.</p> <p>We intend to apply for a Medical Marijuana Endorsement, which allows 1-502 retail stores to provide medical marijuana. State laws and guidelines are currently being written and the first sales are anticipated in June/July 2016.</p>

<p>11. What are the potential impacts of retail marijuana stores on the Urban Centers that should be minimized? (O'Hara/Miller)</p>	<p>government agency or a charitable non-profit.</p> <ul style="list-style-type: none"> Q: <i>How many medical marijuana dispensaries are in Redmond, and would any of them convert to a licensed retail marijuana store?</i> <p>A: Redmond does not allow medical marijuana collective gardens or dispensaries. There are none operating in Redmond, and so none which may convert to a licensed retail marijuana store.</p>	
	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed how Redmond's Urban Centers, in particular Downtown, have changed over the last decade and how this change and contributed to vibrancy. Commissioners discussed how retail marijuana stores may impact the Urban Centers and the Technical Committee's rationale for its recommendation.</p> <p>Staff Response/Recommendation</p> <p>(1/22) Retail marijuana stores would not be appropriate in the Urban Centers for several reasons. The Technical Committee Report identifies these reasons, which are summarized below:</p> <ul style="list-style-type: none"> The potential for retail marijuana stores to lead to increased public use on sidewalks, parks and other public places. Public comments have identified concerns about smoke from marijuana products in public places which could negatively impact people's enjoyment of and the vibrancy of the Urban Centers. Policy LU-51 speaks directly to this as it explicitly calls for creating "a comfortable atmosphere" in the Downtown Urban Center; marijuana smoke could detract from people's comfort when they are Downtown. The potential for retail marijuana stores to require large amounts of parking given the characteristics of the business. Some areas in Redmond generally have a sufficient supply of parking, while other areas, in particular Downtown, are parking constrained. The high trip generation rates (even if those rates are only preliminary) for retail marijuana stores suggest high parking demand, especially during peak times. Since Downtown is parking constrained, ensuring a retail marijuana store would have a 	<p>The concern for marijuana smoke is not substantiated. Marijuana is illegal to consume in public places and all products within retail stores must be in a sealed package. There is no smoking allowed, in the store or anywhere in public view.</p> <p>The highest volume of customers appears to be in the evenings and weekends, which is counter to typical 9-5 business hours. The average time someone spends in a store is less than 15 min which allows for a quick turn over of parking space and traffic flow. There is currently no trip generation rate data to support the need for increased parking requirements.</p> <p>Additionally, we advocate for the opportunity to be located in the downtown urban centers and encourage our customers to walk, bike or use other alternative means of transportation to and from our store. It seems that most of the new housing in the urban centers is small apartments and condominium that cater to the single professional or couple and not necessarily families with children. These folks are interested in diverse shops and services close by and fit one of our biggest customer demographics.</p> <p>Neighboring businesses can expect a positive impact with bringing more customers into the area and increasing their revenue.</p>

sufficient amount of parking could be difficult and generally in opposition to policies DT-3 and DT-11 which call for the establishment of a pedestrian-oriented environment and development which contributes to a comfortable feel for pedestrians.

- The potential for retail marijuana stores to negatively impact neighboring businesses through factors including increased public use, traffic, and parking. These factors could cause a reduction in opportunity for businesses, or cause businesses to close or not come to the Urban Centers. Policies LU-38 and DT-27 speak directly to supporting the Urban Centers and Downtown especially as major retail and business areas and destinations and therefore supporting existing businesses and attracting new businesses compatible with the vision to these areas.

In addition, considering policies LU-47 and LU-62, the Technical Committee Report notes "retail and other uses 'that may have some adverse impacts' and/or 'are better suited for locations outside of the Downtown or Overlake' Urban Centers should be located in" the General Commercial (GC) and Manufacturing Park (MP) zones. Taken together, the preceding factors combined with the policy language for the GC and MP zones indicate that allowing retail marijuana stores in the Urban Centers could result in impacts that Comprehensive Plan policies indicate should be avoided while providing a method of accommodating those uses which, while not appropriate for the Urban Centers, are still legal uses and/or should be accommodated in Redmond, and identifies the GC and MP zones as potential areas where those uses might be more appropriate.

The assumptions here are based on false perceptions and old stigmas and stereotypes of who the consumers are. This is unfair bias and is not founded in any scientific information.

12. Provide details of the housekeeping amendments for production and processing. (Bliehan)

Planning Commission Discussion

(1/20) Commissioners discussed the housekeeping amendments and asked that they be specifically identified since they are not part of the Technical Committee Report.

Staff Response/Recommendation

(1/22) Redmond's current regulations regarding marijuana are from ordinance 2744. Due to an oversight, the Comprehensive Use Chart (RZC 21.04.030) was updated to show the zones where marijuana uses are allowed, but the individual use charts for the various zones (in RZC 21.06 through 21.14) were not updated. Therefore a conflict exists in the Zoning Code since the Comprehensive Use Chart shows that marijuana uses are permitted, but no specific standards are set in the individual zones.

The following sections would be updated: Marijuana production – Agriculture use

- Table 21.06.010B – Urban Recreation (UR) zone Marijuana processing – Manufacturing and Wholesale Trade use
- Table 21.12.210A – Overlake Business and Advanced Technology (OBAT) zone
- Table 21.13.030A – Regional Retail (RR) zone
- Table 21.14.030B – Business Park (BP) zone
- Table 21.14.040C – Manufacturing Park (MP) zone NOTE: In addition to changes to allow marijuana retail sales in the Samm Valley Overlay)
- Table 21.14.050C – Industrial (I) zone Specific text amendments to the RZC will be distributed prior to the public hearing and next study session.

N/A

13. What if a use requiring a buffer moves in after a store opens? What does the state law say?

(Miller/ Haverkamp via email)

Planning Commission Discussion

(1/20) Commissioners discussed the procedure if a retail marijuana store opens in a compliant location, and then later a use requiring a buffer (a daycare, for example) opens within the buffer distance. Commissioners also requested to see the text of the state law concerning buffers.

Staff Response/Recommendation

(1/22) If a licensed marijuana facility is sited in accordance with state and local regulations when it opens, and then later a use which would make that site non-compliant opens, the licensed marijuana facility would be “grandfathered” in at its current location. This would be similar to a non-conforming use. Redmond could specifically provide for this in the Zoning Code for clarity. Other cities have provisions in their codes regarding this situation.

The state law concerning buffers is contained in RCW 69.50.331 and is as follows:

(8)(a) Except as provided in (b) through (d) of this subsection, the state liquor and cannabis board may not issue a license for any premises within one thousand feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade admission to which is not restricted to persons aged twenty-one years or older.

- (b) A city, county, or town may permit the licensing of premises within one thousand feet but not less than one hundred feet of the facilities described in (a) of this subsection, except elementary schools, secondary schools, and playgrounds, by enacting an ordinance authorizing such distance reduction, provided that such distance reduction will not negatively impact the jurisdiction's civil regulatory enforcement, criminal law enforcement interests, public safety, or public health.

- (c) A city, county, or town may permit the licensing of research premises allowed under RCW 69.50.372 within one thousand feet but not less than one hundred feet of the facilities described in (a) of this subsection by enacting an ordinance authorizing such distance reduction, provided that the ordinance will not negatively

Accurate and consistent with state law.

	<p>impact the jurisdiction's civil regulatory enforcement, criminal law enforcement, public safety, or public health.</p> <ul style="list-style-type: none"> • (d) The state liquor and cannabis board may license premises located in compliance with the distance requirements set in an ordinance adopted under (b) or (c) of this subsection. Before issuing or renewing a research license for premises within one thousand feet but not less than one hundred feet of an elementary school, secondary-school, or playground in compliance with an ordinance passed pursuant to (c) of this subsection, the board must ensure that the facility: <ul style="list-style-type: none"> (i) Meets a security standard exceeding that which applies to marijuana producer, processor, or retailer licensees; (ii) Is inaccessible to the public and no part of the operation of the facility is in view of the general public; and (iii) Bears no advertising or signage indicating that it is a marijuana research facility. 	
<p>14. Would allowing this retail use in the Manufacturing Park zone potentially require the City to allow other retail uses as well? (Haverkamp via email)</p>	<p>Planning Commission Discussion</p> <p>(1/20) Commissioners discussed whether allowing a particular retail use in the Manufacturing Park zone could potentially either require the city to allow others, or would set precedent for allowing further retail uses.</p> <p>Staff Response/Recommendation</p> <p>(1/22) Regarding the legal issue, in general the City has authority under its inherent zoning powers to regulate where land uses locate within the City, so it is not likely there is an issue with other retail uses seeking to locate in the Manufacturing Park zone, even if the City were to allow retail marijuana stores to locate there. RCW 35A.63.100 provides specific authority under state law for cities to adopt zoning regulations. Article XI, Section 11 of the state constitution also provides that cities have broad police powers, which are generally regarded to include the power to enact zoning.</p> <p>Redmond allows some limited retail uses in the Manufacturing Park zone</p>	<p>N/A</p>

	<p>today. The allowed uses are designed to provide services in the immediate vicinity of Redmond's manufacturing and employment areas. For example, professional services are "limited to research and development services and other uses that support another permitted use in the MP zone." As previously noted, bars are also allowed but are restricted in size and scale. The Technical Committee analyzed whether allowing retail marijuana stores would have an impact on the availability of space for the uses primarily envisioned in the Manufacturing Park zone and determined that the probable maximum amount of area is approximately 10,000 square feet, which is not considered to be a significant impact.</p>	
<p>15. Public Notice (Miller)</p>	<p>Planning Commission Discussion</p> <p>(1/27) Commissioners asked if appropriate public notice has been provided for this proposed amendment.</p> <p>Staff Response/Recommendation</p> <p>(2/2) The Type VI process for legislative actions (for Comprehensive Plan and Zoning Code Amendments) requires Notice of the Public Hearing with some specifics based on the type of application. Comprehensive Plan and Zoning Code text amendments require this notice be published in the newspaper. Zoning Map amendments have additional requirements for mailed notice of the public hearing if the application requires owner signatures under RZC 21.76.070.AF.4 Special Application Requirements; for applications for Comprehensive Plan or Zoning Map amendments; these signatures were not required for this application. Mailed notice is required to all parties of record for the proposal, and notice was mailed to all parties of record.</p> <p>Staff sent a courtesy notice of the public hearing to property owners and tenants in the proposed Sammamish Valley Manufacturing Park Overlay. This notice was mailed on January 13, 2016, for the January 27 public hearing.</p> <p>In addition, staff used several other approaches to inform people about the public hearing, including a press release, information on the City's web page and social media posts. In addition, the Redmond Reporter</p>	<p>As the party of interest in this matter, we were unaware that notice was to be given to owners and businesses in the proposed MP zone. In an effort to work cooperatively with the City as well as other Redmond businesses it would be helpful to be informed of the process and to know how and what the City is communicating with regard to our business.</p>

	<p>included an article on the topic with the hearing date.</p> <p>Public Comment</p> <p>Several public comments expressed concern about public notice for these proposed amendments, including the timing of the mailed notice to owners and tenants in the MP zone affected by the proposed zoning map amendments.</p>	
<p>16. Use of anonymous online surveys (O'Hara via email)</p>	<p>Planning Commission Discussion</p> <p>(1/29) Commissioners discussed the usefulness of anonymous online surveys since they are not statistically valid and are easily influenced by individuals and/or small groups repetitively voting. Commissioners asked what other survey methods may be considered in the future.</p> <p>Staff Response/Recommendation</p> <p>(2/2) The online survey contains useful data for Commissioners to consider, but it has limitations. The survey is not scientific, nor is it intended to represent a statistically valid sample.</p> <p>This survey collected 2,217 total responses, of which 1,619 were unique. The survey software used can help identify multiple responses from the same person in several ways. The survey software assigns a unique Network ID to each IP address. It also logs the date and time a person begins the survey and when they submit their survey responses. For this survey, a total of 1,619 Network IDs provided responses. 315 of the Networks IDs provided multiple responses, totaling 913 total responses. In some cases it is highly likely a single person is submitting multiple responses, as the responses are all within a short time period and are identical or substantially similar (for example, preferring large buffers, no marijuana stores, and separation). In other cases, however, the same Network ID provides very different responses over a wide time period. This could represent, for example, people using the computers at a library or using a public Wi-Fi network (at a coffee shop, City Hall, etc.) or people</p>	<p>The survey was not scientific and should be dismissed as a non-credible contribution to the decision making process.</p> <p>In addition to the questions raised about frequency of one person or computer taking the survey there is no way to know if those participating are over the age of 21 or are Redmond residents.</p> <p>Who determined these questions? What criteria were used and what was the objective? The city has already adopted an ordinance yet the survey suggests that the store could be placed "nowhere"? The use of the football field as a unit of distance conjures images and thoughts of youth. This is misleading and suggests personal bias.</p> <p>Any petitions the city may receive should also be dismissed since we are not debating the allowed use but are only considering where the store should be located.</p>

in a single household providing different perspectives. Staff will provide the full survey results including timing and Network IDs.

It is possible to use a survey tool that requires respondents to provide their email or phone number and thereby, reduce the potential for multiple responses. A trade-off is that not all people are willing to provide this information and that people in a single household may use a single phone or email address and would not be able to all participate. Respondents could also provide a bogus email address or phone number.

Statistically valid surveys can be useful when considering some subjects. For example, the City conducted a survey of park usage in the City in 2014 in support of early PARCC Plan update activities and for Park Impact Fee update purposes. However, the City would need to retain an outside company to conduct such a survey, and does not have available funding for this. There is also significant lead time required to conduct a survey and get the results. These factors make it difficult to use statistically valid surveys for most subjects.

Public Comment

Some public comment has highlighted the survey results as indicative of the community's views, while other comments have noted the limitations of the survey.

17. What is the basis for considering an amendment?

(O'Hara via email)

Planning Commission Discussion

(2/2) Do we as a city believe there is a need to change zoning to increase the opportunities for retail marijuana stores to locate in Redmond? If so, why? If no, why not?

Staff Response/Recommendation

(2/3) The Technical Committee's overall objectives when considering the proposed amendments included:

- Allow for retail marijuana stores to locate in Redmond.
- Minimize potential impacts from retail marijuana stores.
- Maintain the vibrancy of the Urban Centers.
- Address public safety concerns.

The significant public testimony on this issue generally shows that this question could be a starting point for discussion. There are many factors to consider when determining whether Redmond should revise its policies and/or zoning to increase the opportunities for retail marijuana stores to locate in the City, including but not limited to Redmond's vision, Comprehensive Plan policies, access to marijuana, and public safety concerns.

Public Comment

Public testimony at the public hearing was primarily against allowing retail marijuana stores in Redmond, with a minority in favor. Public comment via email has also been primarily against allowing retail marijuana stores, with a minority in favor.

Comments have noted the proximity of stores in Bellevue, Kirkland, and Issaquah as well as the potential negative effects of retail marijuana stores. Comments have also noted that retail marijuana stores are allowed under state law and the proponents intend to operate in conformance with all laws and rules. Some comments from property owners in or near the proposed MP zoning overlay have questioned whether the area is suitable for retail marijuana uses, or for retail uses generally due to peak traffic volumes, lack of parking, and presence of youth- friendly

A zoning change, in addition to buffer reduction, is necessary due to the lack of available property within the retail zones that currently meet the state buffers.

The maps that were originally produced by the city concluded that there was nowhere to locate and this is the only information we were provided since March 2014. Recently, at the December 2015 workshop a map revealed that there is one available property on Redmond Way.

This property belongs to a well-established and thriving business that has no intent of selling and or leasing.

Public testimony: While there may have been a large representation from a particular demographic in Redmond at the hearing and throughout the multitude of e-mails the city has received many of the messages were similar. The general theme is that parents are concerned about the safety of their children.

As we stated at the hearing, we are also parents who are concerned about our children and believe based on an evidenced-based approach that legalizing, regulating and allowing for sales will decrease the illicit market and provide a safer community for our children to live in.

We are in a transitional phase when it comes to prohibition and our public comment is the perfect example of a community who needs re-education when it comes to the dangers of marijuana. Tax dollars are being redistributed for these purposes and resources from LCB and DOH were brought forward by us at the hearing.

Please refer to testimony given by Sue Hogboom

	<p>businesses such as Arena Sports. Comments have also noted the City has historically not allowed many retail uses in the Manufacturing Park zone, and allowing retail marijuana stores in the Manufacturing Park zone may be unfair.</p>	<p>at the Public hearing. This was a poignant example of how someone can change their opinion when they are exposed to facts surrounding marijuana businesses.</p> <p>We feel that the lower numbers of supportive testimony at the Public Hearing and in writing may indicate that this is a “non-issue” for many and they don’t feel the need to keep expressing their views since voting in the majority for legal marijuana. Also, the fact that testimony is public record may be keeping some folks quiet, as they may be supportive but don’t wish for their neighbors, friends, and employers to know their views.</p> <p>Lastly, we would also like to point out that the “youth-friendly” Arena Sports was mentioned a few times, and in fact, this facility has an on premise liquor license to serve alcohol.</p> <p>Refer to Exhibit A</p>
<p>18. Availability of illegal marijuana (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion</p> <p>(2/5) Could legal marijuana stores reduce demand for illegal marijuana?</p> <p>Staff Response/Recommendation</p> <p>(2/5) To be added.</p> <p>Public Comment</p> <p>To be summarized.</p>	

<p>19. City legal options (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion</p> <p>(2/5) What can the City do legally with regard to retail marijuana stores? Are up-to-date maps illustrating state minimum buffers and buffered facilities available?</p> <p>Staff Response/Recommendation</p> <p>(2/5) To be added.</p> <p>Public Comment</p> <p>To be summarized.</p>	<p>The city has adopted the ordinance to allow for the use. We have been seeking partnership with the city and when asked if we could get a simple variance or spot zoning we were informed that the only way to allow for the change would be through amending the comprehensive plan. We waited over 18 months just to be addressed as a docketed issue and at best will be a full two years after being awarded our lottery number before any resolution may come to pass. We respectively ask that you take swift action, without any additional delays or barriers.</p> <p>We have not seen any maps that have all of the state imposed buffers identified.</p> <p>Additionally, HB2136 allows cities to reduce buffers down to 100 feet except for schools and playgrounds.</p>
<p>20. Other cities' experiences (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion</p> <p>(2/5) What are other cities experiences with licensed marijuana facilities, including for production and processing in addition to retailing? Specifically focus on crime, traffic, and impacts to neighboring businesses.</p> <p>Staff Response/Recommendation</p> <p>(2/5) To be added.</p> <p>Public Comment</p> <p>To be summarized.</p>	<p>We highly encourage our city council and planning members to reach out to our neighboring cities to discuss these impacts, without adequate published scientific data the only means of learning is through communication.</p> <p>We have included two references who have offered to discuss developments in their cities:</p> <p>Arlington – Chris Young, Community and Economic Development Director: cyoung@arlingtonwa.gov</p> <p>Bellingham – Councilmember Pinky Vargas, ptvargas@cob.org</p>

<p>21. Public opinion (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion (2/5) What do Redmond citizens want? Is a statistically valid measure available? Staff Response/Recommendation (2/5) To be added. Public Comment To be summarized.</p>	<p>63% of the voters in King county voted Yes on I-502.</p>
<p>22. Siting of marijuana uses (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion (2/5) What are the potential impacts of siting marijuana facilities in various areas of the city? Does it make sense to exclude or centralize marijuana uses in particular areas? of concentrating these facilities in one area? Staff Response/Recommendation (2/5) To be added. Public Comment To be summarized.</p>	<p>When considering a site for marijuana uses it does not make sense to limit it to one area of the city. This encourages a "Greenlight" district and segregates the activities from other typical business practices. Also, by relegating the activity to one particular area, in the proposed case of Willows area it does not create an atmosphere of normalization.</p>

<p>23. Demand for marijuana (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion</p> <p>(2/5) What is the documented demand for marijuana and marijuana products among Redmond residents?</p> <p>Staff Response/Recommendation</p> <p>(2/5) To be added.</p> <p>Public Comment</p> <p>To be summarized.</p>	<p>While there is no data specifically showing the demand for marijuana in Redmond, we do know that, of the 206 open retail stores in the state, our Eastside stores rank among the top 30 grossing stores. Issaquah Cannabis #6, Higher Leaf of Kirkland #8, Green Theory of Bellevue #16, Bellevue Marijuana is #23 and Novel Tree (also in Bellevue) is #28. This shows that there is indeed a high demand in our area.</p> <p>To date, these stores alone have combined gross revenue of \$23,078,357. Their combined excise tax contribution is \$8,257,970.</p>
<p>24. Pace of potential changes (Biethan via email per Councilmember Myers letter)</p>	<p>Planning Commission Discussion</p> <p>(2/5) What is the appropriate pace for increased opportunities for marijuana retail in Redmond in thinking about current conditions and future growth in the city?</p> <p>Staff Response/Recommendation</p> <p>(2/5) To be added.</p> <p>Public Comment</p> <p>To be summarized.</p>	<p>We propose that the city of Redmond allow for two stores initially, we suggest a review take place after the outcomes of the 2017 study is published to decided if more stores are necessary.</p> <p>This will allow for adequate review of the recent BOTEK study from the state and more conclusive data when it comes to adding additional stores.</p>

Exhibits

Exhibit A-

In reference to question #2

The screenshot displays a web browser window with the following elements:

- Browser Interface:** Safari browser, address bar showing www.waspc.org/assets/CJIS/cashtboards/2014%20dashboard.swf, time Tue 3:33 PM.
- Page Header:** "WASPC National Incident-Based Reporting Agencies 2014 Crime Statistics". Navigation tabs include: NIBRS, Against Per..., Against Pro..., Against Soc..., Weapons, Hate Crime, Domestic Vi..., Arrests, and WASPC Website.
- Agency Selection:** A dropdown menu for "Agency (select)" with "Kirkland PD" selected. Other agencies listed include Forks PD, Franklin SO, Garfield PD, Garfield SO, Gig Harbor PD, Goldendale PD, Grand Coulee PD, Grandview PD, Granger PD, Grant SO, Grays Harbor SO, Hoquiam PD, Ilwaco PD, Island SO, Issaquah PD, Jefferson SO, Kalama PD, Kelso PD, Kennewick PD, Kent PD, Kettle Falls PD, Kitsap SO, Kittitas PD, Kittitas SO, and Kluckitnat SO.
- Drug Violations by Suspected Drug Type:** A pie chart for Kirkland PD showing 33 Marijuana cases, representing 19.76% of the total. A note says "Mouse over to see values".
- Type of Criminal Activity:** A bar chart showing the frequency of various offenses. The y-axis is labeled "Up to three types per offense" and ranges from 0 to 100. The x-axis lists activities: Using, Transport, Possessing, Operating, Exploiting Children, Selling, and Cultivate/Manufacture/Publish. The legend includes: Weapon Law Viol., Drug/Narcotic Viol., Pornography, and Drug Equipment Viol.
- Browser Sidebar:** Shows a "Favorites" list with "Favorites", "Grass", "untitled folder", and "untitled folder".
- Taskbar:** Displays various application icons including a clock showing 2:00, a calendar, and several utility icons.

Exhibit A continued...

Safari File Edit View History Bookmarks Window Help

www.waspc.org/assets/CJIS/ashboards/2014%20dashboard.swf

waspc.org

For Parents Washington State Liquor and Cannabis Board

WASPC National Incident-Based Reporting Agencies
2014 Crime Statistics

Print WASPC Website

NIBRS | Against Per... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Issaquah PD

Agency (select)

- Forks PD
- Franklin SO
- Garfield PD
- Garfield SO
- Gig Harbor PD
- Gouldendale PD
- Grand Coulee PD
- Grandview PD
- Granger PD
- Grant SO
- Grays Harbor SO
- Hoquiam PD
- Iiwaco PD
- Island SO
- Issaquah PD**
- Jefferson SO
- Kalama PD
- Kelso PD
- Kennewick PD
- Kent PD
- Kettle Falls PD
- Kirkland PD
- Kitsap SO
- Kittitas PD
- Kittitas SO
- Klickitat SO

Drug Violations by Suspected Drug Type

Mouse over to see values

Drug Type	Count	Percentage
Marijuana	39	28.89%

Type of Criminal Activity

Up to three types per offense

Activity	Count (approx.)
Using	5
Transport	5
Possessing	5
Operating	85
Exploiting Children	5
Selling	5
Cultivate/Manufacture/Publish	5
Buying	5

Legend:

- Weapon Law Viol.
- Drug/Narcotic Viol.
- Pornography
- Drug Equipment Viol.

Edit

Safari File Edit View History Bookmarks Window Help Tue 3:35 PM

www.waspc.org/assets/CJIS/cashboards/2014-%20dashboards.swf

WASPC National Incident-Based Reporting Agencies 2014 Crime Statistics

Print WASPC Website

NIBRS | Against Per... | Against Soc... | Weapons | Hate Crime | Domestic Vi... | Arrests

Redmond PD

Drug Violations by Suspected Drug Type

Mouse over to see values

Drug Type	Count	Percent
Marijuana	55	38.73%

Type of Criminal Activity

Up to three types per offense

Activity	Count
Using	~5
Transport	~10
Possessing	~15
Operating	~20
Exploding	~5
Children	~5
Selling	~5
Cultivate/Manufacture/Publish	~5
Buying	~5

Agency (select)

- Othello PD
- Pacific PD
- Pacific SO
- Palouse PD
- Pasco PD
- Pend Oreille SO
- Pierce SO
- Port Angeles PD
- Port of Seattle PD
- Port Orchard PD
- Port Townsend PD
- Poulsbo PD
- Prosser PD
- Pullman PD
- Puyallup PD
- Quincy PD
- Raymond PD
- Reardan PD
- Redmond PD
- Renton PD
- Republic PD
- Richland PD
- Ridgefield PD
- Ritzville PD
- Rosalia PD
- Roy PD

Facebook

Search: ddhwwr@fng

- Favorites
- Grass
- untitled folder
- untitled folder

Edit

Exhibit A continued...

Safari File Edit View History Bookmarks Window Help

www.waspc.org

WASPC National Incident-Based Reporting Agencies
2012 Crime Statistics

Agency (select)
Port Orchard PD
Port Townsend PD
Poulsbo PD
Pullman PD
Puyallup PD
Quincy PD
Rainier PD
Raymond PD
Reardan PD
Redmond PD
Renton PD
Republic PD
Richland PD
Ridgefield PD
Ritzville PD
Rosalia PD
Roy PD
Royal City PD
Ruston PD
San Juan SO
Seattle PD
Sedro Woolley PD
Scio PD
Sequim PD
Shelton PD
Skagit Co Interlocal Drug Task For

Drug Violations by Suspected Drug Type

Mouse over to see values

Marjuana
105
Percent: 81.4%

Type of Criminal Activity
By Offense

Using
Transport
Possessing
Operating
Exploiting Children
Selling
Cultivate/Manufacture/Publish
Buying

Counterfeit/Forgery
Drugs
Pornography
Poss. of Stolen Property

Print
WASPC Website
Dashboard Display...
Crime Statistics &...
CJIS Training, Man...
Against Per...
Against Pro...
Against Soc...
Weapons
Hate Crime
Domestic Vi...
Arrests

www.waspc.org/ass...

6

Edit

Exhibit A continued...

Safari File Edit View History Bookmarks Window Help

www.waspc.org

Home - WANIC

WASPC National Incident-Based Reporting Agencies
2012 Crime Statistics

Agency (select)

- Grandview PD
- Granger PD
- Grant SO
- Grays Harbor SO
- Iiwaco PD
- Island SO
- Issaquah PD
- Jefferson SO
- Kalama PD
- Kelso PD
- Kennewick PD
- Kettle Falls PD
- Kirkland PD
- Kitsap SO
- Kittitas PD
- Kittitas SO
- Klickitat SO
- La Center PD
- Lake Forest Park PD
- Lakewood PD
- Langely PD
- Lewis SO
- Liberty Lake PD
- Lincoln SO
- Long Beach PD
- Longview PD

Print

WASPC Website

Arrests

Domestic Vi...

Hate Crime

Weapons

Crime Statistics &...

CJIS Training, Man...

Dashboard Display...

www.waspc.org/as...

Sat 12:56 PM

Drug Violations by Suspected Drug Type

Mouse over to see values

Drug Type	Count	Percent
Marijuana	37	57.81%

Type of Criminal Activity

By Offense

Offense	Count
Using	~5
Transport	~5
Possessing	~65
Operating	~5
Exploiting Children	~5
Selling	~5
Cultivate/Manufacture/Publish	~5
Buying	~5

Legend:

- Counterfeit/Forgery
- Drugs
- Pornography
- Poss. of Stolen Property

W P X O

6

Edit

Exhibit A continued...

Safari File Edit View History Bookmarks Window Help

Minister of Justice and... Questions about marj... Home - WANIC

www.waspc.org

www.redmond.gov/co... CJS Training, Manual... Crime Statistics & Ana... www.waspc.org/assets...

Sat 12:58 PM

Print

WASPC Website

Arrests

Domestic Vi...

Hate Crime

Weapons

Against Pro...

MIBRS

Issaquah PD

WASPC National Incident-Based Reporting Agencies 2013 Crime Statistics

Drug Violations by Suspected Drug Type

Mouse over to see values

Drug Type	Count	Percent
Marijuana	19	37.25%

Type of Criminal Activity

Up to three types per offense

Activity	Count
Using	1
Transport	1
Possessing	1
Operating	1
Exploiting Children	1
Selling	1
Cultivate/Manufacture/Publish	1
Buying	1
Weapon Law Viol.	1
Drug/Narcotic Viol.	1
Pornography	1
Drug Equipment Viol.	1

Agency (select)

- Fircrest PD
- Forks PD
- Franklin SO
- Garfield PD
- Garfield SO
- Gig Harbor PD
- Goldendale PD
- Grand Coulee PD
- Grandview PD
- Granger PD
- Grant SO
- Grays Harbor SO
- Hoquiam PD
- Ilwaco PD
- Island SO
- Issaquah PD
- Jefferson SO
- Kalama PD
- Kelso PD
- Kennwick PD
- Kettle Falls PD
- Kirkland PD
- Kitsap SO
- Kittitas PD
- Kittitas SO
- Klickitat SO

Edit

Exhibit A continued...

Safari File Edit View History Bookmarks Window Help

Sat 12:58 PM

waspc.org

Home - WAMIC

WASPC National Incident-Based Reporting Agencies
2013 Crime Statistics

Print

WASPC Website

NIBRS | Against Per... | Against Pro... | Weapons | Hate Crime | Domestic Vi... | Arrests

Kirkland PD

Drug Violations by Suspected Drug Type

Mouse over to see values

Drug Type	Count	Percent
Marijuana	24	30%

Type of Criminal Activity

Up to three types per offense

Activity	Count
Using	~10
Transport	~10
Possessing	~75
Operating	~15
Evaluating Children	~5
Selling	~5
Cultivate/Manufacture/Publish	~5

Agency (select)

- Fircrest PD
- Forks PD
- Franklin SO
- Garfield PD
- Garfield SO
- Gig Harbor PD
- Gouldendale PD
- Grand Coulee PD
- Grandview PD
- Granger PD
- Grant SO
- Grays Harbor SO
- Hoquiam PD
- Ilwaco PD
- Island SO
- Isaquah PD
- Jefferson SO
- Kalama PD
- Kelso PD
- Kennewick PD
- Kettle Falls PD
- Kirkland PD
- Kitsap SO
- Kittitas PD
- Kittitas SO
- Klickitat SO

Edit



Exhibit B-
In reference to question #4
Letter from Wallace Properties



RECEIVED
JAN 27 2016
PLANNING DEPT.
CITY OF REDMOND

January 23, 2016

City of Redmond
Planning Department
PO Box 97010
Redmond, WA 98073-9710

Re: Proposed Comprehensive Plan and Zoning Code Amendments.

Dear Ladies and Gentlemen:

As owner of properties within the Manufacturing Park zone (14960 and 14980 NE 90th Street), we are opposed to the proposal to allow retail marijuana stores in a portion of the Manufacturing Park zone unless other general retail uses are also permitted.

As proposed, this would represent the most egregious kind of 'spot zoning'.

Thank you for your consideration.

Sincerely yours,

WALLACE/KNUTSEN LLC

Robert C. Wallace, Managing Member

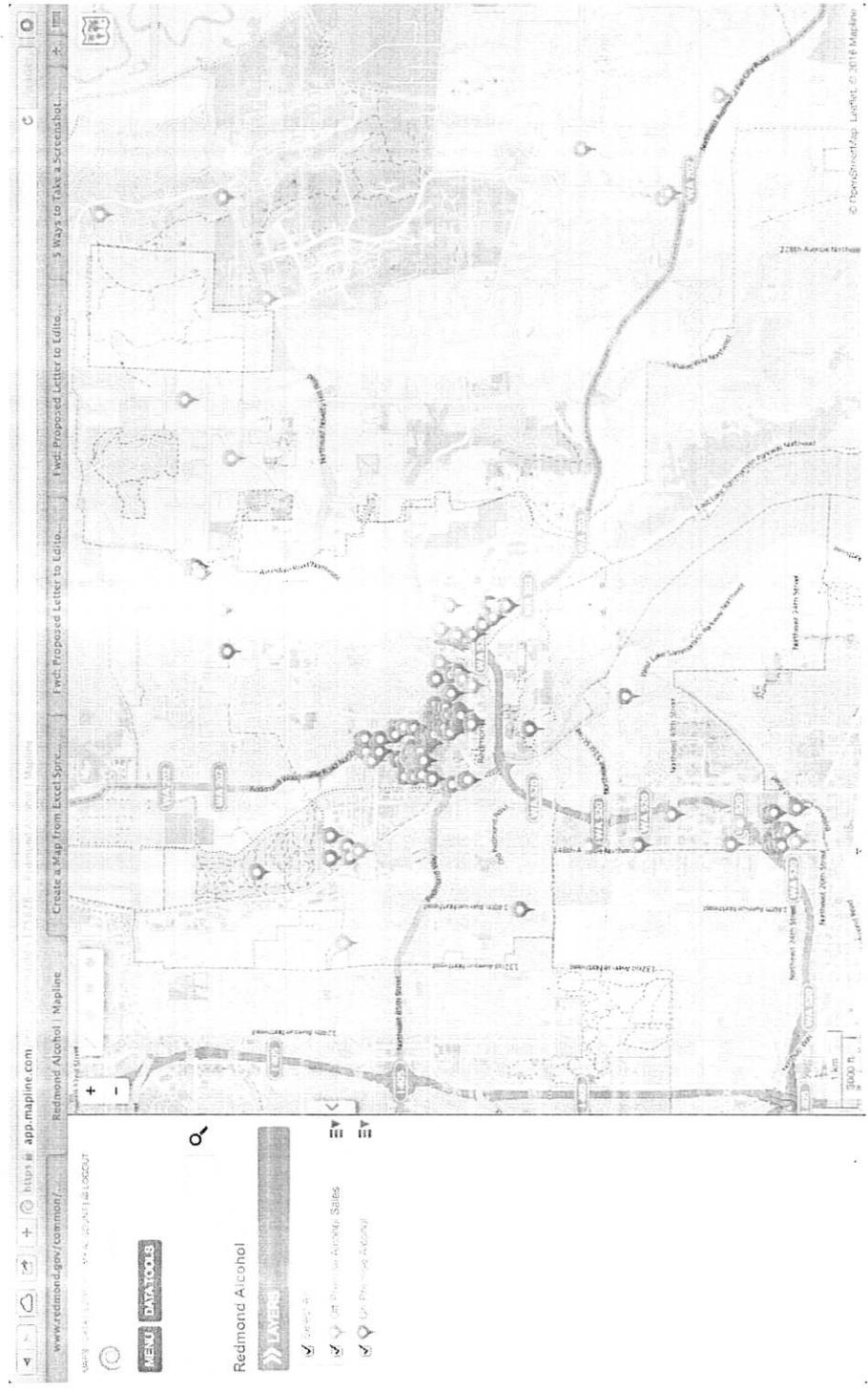
RCW:ad

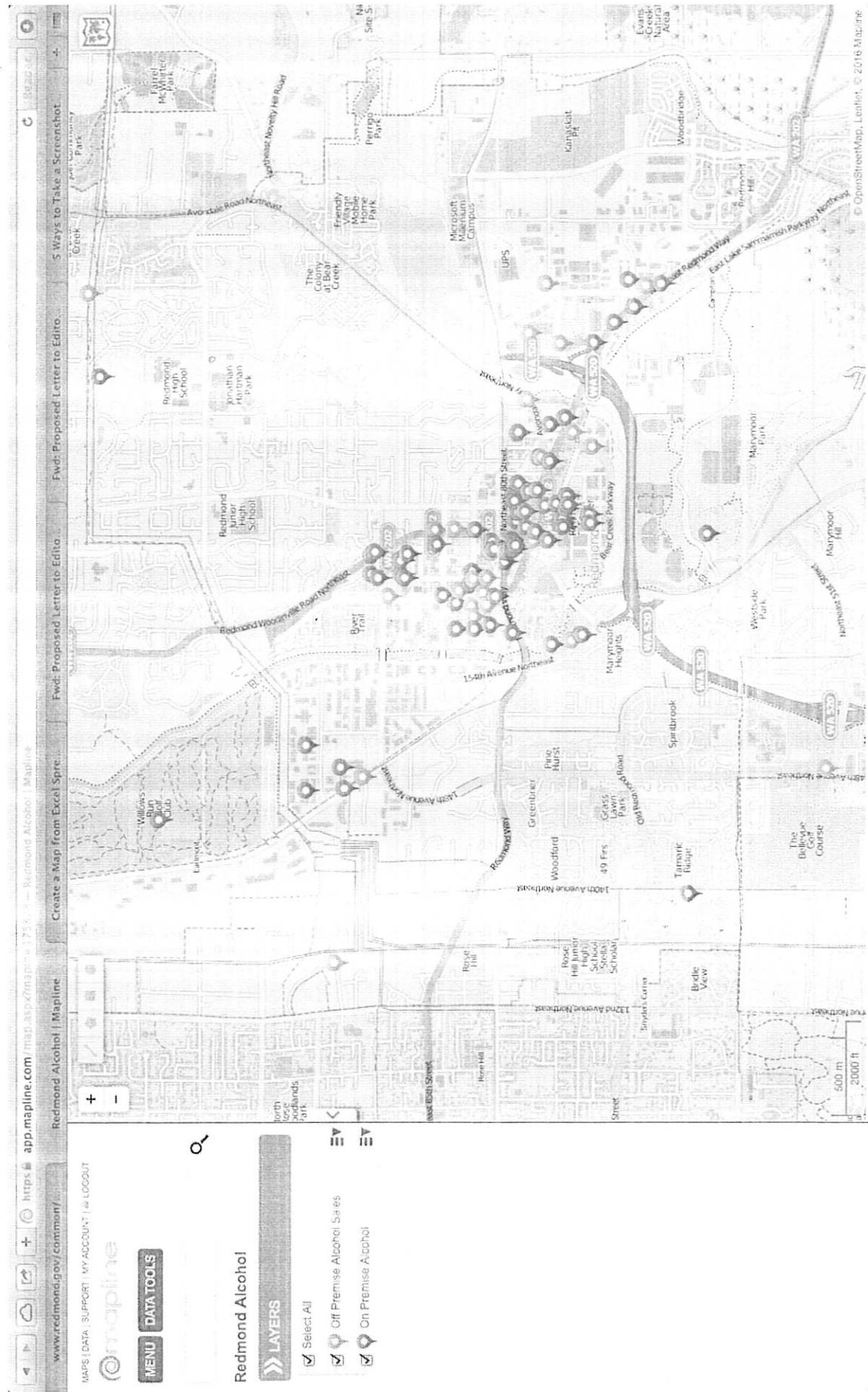
Exhibit C-

In reference to question #6
Fronrunner <https://www.fronrunnerdata.com>
Brian Yauger, by@tettrak.com

Exhibit D-

In reference to questions #9
Redmond alcohol establishments on premise and off-premise
Orange is off-premise sales
Blue is on premise sales







Hello, my name is Jenny Carbon; owner of The Grass is Always Greener. I am the applicant who has filed to amend the 2030 Comprehensive Plan. Thank you for taking the time to meet with us to receive public comment and consider a zoning change. I am also very grateful to my colleagues who have come out to support us. I invited members of our professional community to come here tonight so you could hear from the voices of these hard-working individuals, we would like to dispel any myths about who we are as community members and take ownership and pride for these monumental changes into a new market economy.

First, I would like to acknowledge what an enormous task this has been to take on. Redmond has had many barriers to entry for i502 businesses and it is only by the willingness to look at the challenges that we are nearing resolution. Back in March of 2014 when I received my lottery #1 placement I never imagined that I would still be working on opening a store nearly two years later. I estimate my loss of gross revenue to be over \$3mill (\$3,535,574) dollars based on the average of what all six eastside stores have generated and my personal loss to be more than \$250,000 and growing. As of July 2015, the city of Redmond has become eligible to receive tax revenues, to date, there has been a combined distribution to our neighboring three cities of \$142,094.01.

I will be asking you for very specific changes to enable our store to open:

Please;

Reduce all buffers that are not state restricted entities like schools and playgrounds to 100 ft

Allow for the use in ALL of the manufacturing and business parks

Create a buffer for separation between stores of 1,000ft to allow for dispersion of stores.

Distribute licenses in chronological order with the first two going to original two lottery winners & provide us an opportunity to reach average market value before allowing any additional stores.

I feel these requests are fair and reasonable based on our due diligence and patience as we have waited over 18 months for the city to address our issue and a full two years since implementation of i502.

Most importantly, I would also like to share with you and other members of our community that I am a mother of a sixteen year old girl. We have lived here since before she was born and her safety and well-being are not only my concern but they are my driving force. By legalizing and creating zones where we allow for cannabis to be sold, we gain control over the illicit market and make it more difficult for children to access, thereby reaching our goal of squeezing out and hopefully eliminating the illicit sales among our youth.

Our retail cannabis stores have more stringent rules and guidelines than any other business as we are under a microscope that forces us to be compliant and transparent. We have many additional safety guards in place such as, traceability; security and ID verification as well as regular enforcement visits.

My company, The Grass is Always Greener takes its role as cannabis ambassador seriously and looks forward to providing jobs for our local economy. We endeavor to educate our community members as we move forward in opening our store for both our recreational and medical consumers. Our business model represents high

standards consistent with our state requirements by using the guiding principles;
Always safe, Always responsible, & Always kind.

We welcome your questions as we move into this final stage.

Thank you for taking this evolutionary step along with us and joining our state, as we become a model for our nations drug reform.

I am submitting some resources for factual and evidence-based education on the subject.

Good evening members of the Planning Commission, fellow Redmond residents, colleagues and friends. My name is Shauna Mindt. I am a Redmond resident and interested party in The Grass is Always Greener marijuana retail store. My partner, Jenny Carbon, and I have been diligently working with City staff and Council since she was awarded the Redmond Lottery #1 position in early 2014.

The time its taken for the City to address this issue has created undo hardship on us and the “wait and see” approach has over-run it’s coarse. The legal marijuana industry is up and running and has provided significant tax revenues to the State and to local municipalities. We are simply looking to join our colleagues and do our part to support our family and our community.

We are requesting 4 specific items related to this zoning

- **First, Reduce buffers to the State allowed 100 feet** from all entities except schools and playgrounds.
- Next, because even this allowance does not create much actual usable space in Redmond, **allow for stores in all zones where retail is an allowed use, including the Manufacturing and Business Park zones.**
- Next, include a requirement of **separation between marijuana stores of 1,000 feet.** This is an effort to avoid creating a “green light” zone and also to provide consumers with varied convenient locations. Both Issaquah and Bellevue have this separation requirement.
- Lastly, while city has taken all of this time considering this issue, the State has approved an additional two more stores for Redmond. We request that the ordinance include a **provision to expedite the original two lottery winners in licensing and that there be a waiting period of 12 to 24 months before the city allows for more stores.** We ask this not only because we have personally waited and done all of the due diligence for ourselves, but also because there have been questions raised regarding the data used in the State BOTEC study which determined the # increases.

I understand that public safety and access to children are issues of concern. So far there is really no data showing there has been any negative impacts from the legal marijuana industry. Our neighboring cities of Bellevue, Kirkland and Issaquah all have stores...the children are still safe and there has been no increase in crime due to these stores. Furthermore, I believe that communities who do not support the legal and regulated industry are, in affect, continuing the support and spread of the illicit market.

On a personal note, I want to say that I have been a teacher working with kids ages 8-18 for over 20 years now and I am also a parent. I am committed to educating our children **and** our community on the facts about marijuana and putting a stop the fear-based rhetoric.

The Grass is Always Greener looks forward to being an active and contributing member of our community. I thank you for your tireless work on this issue and welcome any questions you may have.

Relevant Marijuana Resources

WA State Recent References and Research:

Washington State Institute for Public Policy: Preliminary Report for WA I-502 implementation 2012-2015. No increased use among teens.
http://www.wsipp.wa.gov/ReportFile/1616/Wsipp_I-502-Evaluation-Plan-and-Preliminary-Report-on-Implementation_Report.pdf

BOTEC study WA State
<http://lcb.wa.gov/publications/Marijuana/BOTEC%20reports/BOTEC-MMJ-Report.pdf>

University of Washington ADAI (Alcohol and Drug Abuse Institute) Marijuana Factsheet, Parent Resources, Policy & Law & Adult Consumer Research:
<http://learnaboutmarijuanawa.org/research.htm>
<http://learnaboutmarijuanawa.org/factsheets/factsheets.htm>

ArcView Executive Summary Report:
<http://static1.squarespace.com/static/526ec118e4b06297128d29a9/t/56af6080e32140aba6fa3fad/1454334086514/Executive+Summary+-+State+of+Legal+Marijuana+Markets+-+4th+Edition.pdf>

Seattle Government
<http://www.seattle.gov/council/issues/MarijuanainSeattle.html#publicsmoking>

Washington State Marijuana Use Guide:
<http://learnaboutmarijuanawa.org/WSLCB-2014-consumers-guide-6-19-14.pdf>

Normal Washington state arrest data 2008-2012:
<http://norml.org/data/item/washington-marijuana-arrests>

<http://www.drugpolicy.org>
<http://www.drugpolicy.org/drug-war-statistics>

Relevant and recent information from Colorado

Colorado Report: One-Year Legalization Study:

<http://www.drugpolicy.org/resource/marijuana-legalization-colorado-one-year-status-report>

Colorado Tourism Survey

http://www.denverpost.com/business/ci_29225304/marijuana-has-huge-influence-colorado-tourism-state-survey

Colorado Department of Public Health and Environment Report

https://www.colorado.gov/pacific/sites/default/files/RMJ1_RMEP-Legislative-Report-March-1-2015.pdf

CANADA:

Working with the Ministers of Public Safety and Emergency Preparedness and Health, create a federal-provincial-territorial process that will lead to the legalization and regulation of marijuana. -

<http://pm.gc.ca/eng/minister-justice-and-attorney-general-canada-mandate-letter#sthash.i5WEw9m4.dpuf>

Goals of a legalized market –New Approach Washington

- Restrict sales to 21+ years
- Create privately owned and operated Washington state businesses
- Create safeguards for public health
- Protect our youth
- Regulate where marijuana may be used or grown
- Generate state and local revenues
- Keep roads safe through creating DUI standards
- Help medical patients receive safe, regulated, traceable access to marijuana

INTENT of Initiative i-502

The people intend to stop treating adult marijuana use as a crime and try a new approach that:

- (1) Allows law enforcement resources to be focused on violent and property crimes;
- (2) Generates new state and local tax revenue for education, health care, research, and substance abuse prevention; and

(3) Takes marijuana out of the hands of illegal drug organizations and brings it under a tightly regulated, state-licensed system similar to that for controlling hard alcohol.

This measure authorizes the state liquor control board to regulate and tax marijuana for persons twenty-one years of age and older, and add a new threshold for driving under the influence of marijuana

General Information about Marijuana – WSLCB

What is marijuana?

Marijuana is defined by Washington state law as all parts of the plant cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis. Hashish and hash oil are other products derived from the cannabis plant. Hashish is made from the resin of the plant. Hash oil is obtained from the plant by separating resins from the buds/flowers, using solvent extraction methods. Hashish and hash oil are more concentrated and therefore more potent than smoked marijuana.

The main psychoactive chemical in cannabis is delta-9-tetrahydrocannabinol, commonly known as THC. Marijuana potency has increased significantly over the past few decades, primarily due to changes in how it is grown.

How is marijuana used or consumed?

Marijuana can be:

- Smoked in hand-rolled cigarettes, pipes or water pipes,
- Consumed in marijuana-infused food products, usually called edibles, or
- Through powders or oils.

Smoking or vaporizing marijuana

Marijuana can be smoked in hand-rolled cigarettes, pipes or water pipes. The effects of smoking marijuana are felt within seconds or minutes. Due to the increased potency of marijuana, it is often no longer necessary for a consumer to take repeated hits or smoke an entire joint to feel the effects.

Vaporizing marijuana is similar to using an e-cigarette. Because vaporizers heat marijuana below the combustion point, it is believed they produce a lower level of tar than cigarettes (Grottenham, 2001). However, more research on the potential use of vaporizers to reduce harm is needed.

It should be noted that marijuana smoke contains a similar range of harmful chemicals as tobacco smoke (Hoffman et al, 1975). Here is a summary of what is

known about smoking marijuana based on scientific research:

- Based on the current scientific research, there is no definitively proven "safe" way of inhaling marijuana (smoke or vapor).
- Inhaling marijuana smoke in the long-term is likely to result in damage to the respiratory tract.
- Smoking both marijuana and tobacco increases the risk of damage from both substances.
- While marijuana smoke contains carcinogens, research about the association between marijuana smoking and cancer is limited and conflicting. The same is true for other lung-related diseases.
- Marijuana smoking does appear to increase cough, sputum production, airway inflammation, and wheeze.
- Using a water pipe or bong does nothing to reduce exposure to tar and carcinogens in marijuana smoke; using a vaporizer may reduce the harm associated with smoking marijuana; however vaporizers may carry their own risks and more research is needed.
- Learn more about respiratory effects at learnaboutmarijuana.org.

Edible products

Marijuana-infused food products can be made with the dried, useable marijuana or with concentrated cannabis oil. Edibles made with concentrates tend to be higher in THC and therefore stronger. In addition, it can take up to two hours to feel the effects, making it easier to consume too much. The effects from consuming edibles also last longer, impairing the user for a longer period of time. Because of their similarity to non-infused products, edibles pose a unique danger to children and pets. To avoid accidental ingestion and poisoning, **keep edibles far away from children and pets.**

If your child accidentally ingests a marijuana-infused product or if you are worried about the health and safety of yourself or others, **call the Washington Poison Center at 1-800-222-1222** for free, fast, expert help. All calls are confidential. If the symptoms are severe, call 911 or go to an emergency room.

What are the potential health risks of marijuana use?

Although marijuana may help reduce symptoms of certain medical conditions, it also may have some harmful effects depending on how often it is used, who is using it, and whether other substances are also being consumed.

There is clear evidence that regular use of marijuana increases the risk of heart, lung and mental health problems. Less is known about the health issues that might be caused by casual or infrequent use.

What are the short-term effects of using marijuana?

The effects of marijuana may include:

- A happy, relaxed or “high” feeling
- Slower reactions
- Dizziness
- Trouble with thinking, learning and memory
- Confusion, anxiety, panic or paranoia
- Fast heart rate
- Increased blood pressure
- Less interest in normal activities
- Hunger
- Dry mouth
- Red eyes
- Psychosis (rarely) – seeing or hearing things that are not real.

These effects typically last two to three hours after marijuana is smoked or inhaled. When consuming edibles, the effects take longer to be felt (possibly up to two hours) and may last 4 to 10 hours.

Is marijuana addictive?

Contrary to common belief, marijuana is addictive. Estimates from research suggest that about nine percent of users become addicted to marijuana; this number increases among those who start young (to about 17 percent, or 1 in 6) and among people who use marijuana daily (to 25-50 percent). (National Institute on Health)

More detailed information about marijuana and addiction can be found [here](#).

What about marijuana use by women who are pregnant or breastfeeding?

As with alcohol and cigarettes, there likely is no “safe” amount of marijuana use during pregnancy. THC, the chemical in marijuana that makes a person “high,” can pass from mother to the unborn child through the placenta. This means the unborn child is exposed to THC used by the mother. Smoking also passes carbon monoxide to the unborn child, which disrupts the oxygen supply and can result in growth issues, possible premature birth, miscarriage or stillbirth. There is some evidence marijuana use during pregnancy can result in babies with low birth weight, certain birth defects and symptoms similar to fetal alcohol syndrome. THC can also be passed from the mother’s breast milk, potentially affecting the

baby.

To learn about marijuana and other potential health impacts, including marijuana and mental health, go to www.LearnAboutMarijuanaWA.org

For Parents

Results from the 2012 WA State Healthy Youth Survey show a relatively small yet gradual increase in marijuana use by youth over the past 8-10 years, especially amongst 12th graders. While most students do not use marijuana, roughly 1 in 5 10th graders and 1 in 4 12th graders said they had used marijuana in the past month.

The decrease in the number of students who see regular marijuana use as harmful or risky is concerning. History tells us that a decrease in the perception of risk tends to be followed by an increase in use. This could mean that marijuana use by youth will increase in the future.

Because brain development continues to occur until approximately age 25, parents should be concerned about youth marijuana use. Youth who use marijuana may have:

- Increased difficulty with learning and memory
- Distorted thinking and perception (exaggerated or irrational thoughts)
- Hallucinations
- Paranoia
- Anxiety
- Depression

Adolescents who begin using marijuana before the age of 14 are four times more likely to become addicted by the time they are adults.

The good news is that teens do listen to their parents. One of the key reasons they choose not to use drugs is because they know their parents don't approve.

What Can I Do?

There are many resources available for parents that can help you:

- Know the laws
- Understand the health risks of youth marijuana use
- Talk to your kids about marijuana
- Recognize signs of marijuana use
- Get help when needed

Resources for Parents

Washington State:

- Know the Facts / What Parents Should Know (English version)
- (Also available in Cambodian, Chinese, Korean, Laotian, Russian, Somali, Spanish, Vietnamese)
- A Parent's Guide to Preventing Underage Marijuana Use
- (available in English and Spanish)
- www.LearnAboutMarijuanaWA.org

The National Institute on Drug Abuse website has the following available:

- **Marijuana: Facts Parents Need to Know**
- **Preventing Drug Abuse Among Children & Adolescents: A Research-Based Guide for Parents, Educators, and Community Leaders**

If you or someone you know is struggling with substance use, call: WA Recovery Helpline at 1.866.789.1511.

For Adult Consumers

You must be age 21 or older to legally use recreational marijuana in Washington State.

Changes in the way marijuana is grown and processed have dramatically increased the potency of marijuana. Today users can get the same amount of THC from a single puff that people in the 1970's got from an entire joint. Marijuana-infused products, such as baked goods and sodas, are often stronger than smoked marijuana. Concentrates such as hash oil have the highest amount of THC. It is important to understand the differences in these products and how to use them safely.

The Liquor and Cannabis Board has collaborated with industry partners to produce "Marijuana Use in Washington State, An Adult Consumer's Guide" to help consumers understand some of the differences in the types of marijuana available in retail stores as well as the laws governing its use. You can download the guide by [clicking here](#).

For more detailed information about marijuana, including how to understand THC levels, please go to www.LearnAboutMarijuanaWA.org.

Safety

How has marijuana potency changed?

Due to genetic modifications, today's marijuana is very different from the marijuana of the 1960s and 1970s. The average potency has doubled since 1998. Today, users can get the same amount of THC from a single puff that consumers in the 1970s got from smoking an entire joint.

What does this mean in terms of safety?

Because marijuana is more potent now, those who smoke or consume marijuana need to take additional caution regarding how much they use or consume at one time. Too much marijuana can cause you to become very ill, and this type of overdose has led to an increase in the number of trips to the emergency room and calls to the Washington Poison Control Center.

It is especially important when consuming edibles to start with a low THC content and go slow. It may take two hours or more to feel the effects, New consumers should begin with no more than 1-5 mg of THC.

Marijuana and driving

Similar to the 0.08 blood-alcohol limits, it is illegal to drive with 5 ng/ml of THC or more in your blood if you are 21 or older. If you are under 21, it is illegal to drive with any amount of THC in your blood.

The blood test is performed at a police station or medical facility and requires a blood draw. Published research says it can take 3 hours for some people to drop below 5 ng/ml after using marijuana, but it can take longer depending on multiple variables such as gender and body size. Some people may still be impaired with less than 5 ng/ml of THC in their blood.

It is less risky to wait at least 5 hours before operating a vehicle. It is recommended that you wait even longer after consuming edible marijuana products as they can remain in your system much longer.

If you are not sure whether you are impaired, do not drive! Call a taxi or use a designated driver.

Safe storage – Keep away from children and pets

Preventing children's access to marijuana is key to preventing accidental poisonings and deterring youth use. The Washington Poison Center has seen an increase in accidental poisonings, especially children and youth, in recent years. Veterinarians have also seen an increase in the number of pets that have become ill because of accidentally consuming marijuana. You can help prevent this by storing your marijuana products safely.

Edibles or marijuana-infused products can lead to accidental poisonings because children think they are eating regular food or candy. To avoid these accidents, all products containing marijuana should be:

- Kept in their original packaging which is clearly labeled as containing marijuana
- Stored in a child-resistant container
- Kept in a locked cabinet

If your child accidentally ingests a marijuana-infused product or if you are worried about the health and safety of yourself or others, call the Washington Poison Center at 1-800-222-1222 for free, fast, expert help. All calls are confidential. If the symptoms are severe, call 911 or go to an emergency room.

Marijuana Enforcement

With the passage of Initiative 502 and SB 5052/HB 2136, legalizing marijuana, an enforcement team of 18 Liquor and Cannabis Enforcement officers with support staff was established to regulate this new industry. The unit's focus has been the inspection of license applicants, education of new producers and processor, traceability system compliance, and ensuring licensed operations are conducted by the true party of interest.

Reference enforcement results

Distance from Restricted Entities

Per RCW 69.50.331(8) the board shall not issue a new marijuana license if the proposed licensed business is within one thousand feet of the following entities. **The distance will be measured as the shortest straight line between the property line of the potential location to the property line of the grounds of the entities listed below:**

- Elementary or secondary school;
- Playground;
- Recreation center or facility;

- Child care center;
- Public park;
- Public transit center;
- Library; or
- Any game arcade (where admission is not restricted to persons age twenty-one or older).

Recent legislation allows local governments to reduce the 1000-foot buffer requirements to 100 feet around all entities except elementary and secondary schools and public playgrounds.

Initiative 502 legalized marijuana use for adults however there are still a number of restrictions. It is important for you to be aware of the following laws:

- Age Limit – Only adults age 21 and older can purchase and possess marijuana.
- Purchase Limits – Adults age 21 and over can purchase up to one ounce of useable marijuana (the harvested flowers, or “bud”), 16 ounces of marijuana-infused edibles in solid form, 72 ounces in liquid form, and 7 grams of marijuana concentrates.
- Buying and Selling – Marijuana can only be sold and purchased at state-licensed retail stores. A valid photo ID is required, and no one under 21 is allowed on the retail premises. Many retail marijuana stores only accept cash.
- No Resale or Giveaways – It remains a felony for anyone who is not a licensed retailer to sell or provide marijuana to anyone else. Providing or selling marijuana to a minor under the age of 18 can result in up to 10 years in prison and up to a \$10,000 fine.
- Public Use – It is illegal to consume marijuana in view of the public.
- Driving – It is illegal to drive under the influence of marijuana if you have more than 5 nanograms of active THC per milliliter of blood. Doing so may result in significant legal penalties.
- Travel – It is illegal to take marijuana outside of Washington. Doing so may result in significant legal penalties.

Jodi L. Daub

From: xubei zhang <zhang811@gmail.com>
Sent: Tuesday, February 23, 2016 10:53 AM
To: Jason Rogers
Subject: Fwd: Retail Marijuana in Redmond

Good morning Jason

Council city member claimed in the Education Hill neighborhood email list (below, with about 50 redmond residents in that thread) that "No violation of OPMA took place" . Is that what you are informed ? Or you have no idea how is the investigation going?

Again, any update from the city to you?

Thanks.

Xubei

----- Forwarded message -----

From: **Education Hill Neighborhood Association** <edhillna@outlook.com>

Date: Tue, Feb 23, 2016 at 8:20 AM

Subject: Retail Marijuana in Redmond

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The Planning Commission discussion regarding Retail Marijuana in Redmond was deferred due to an unintentional discussion between the Commission members that violated the Open Meetings Act. The formal discussion has been tabled; HOWEVER this means that the public comment period has been extended.

Please continue to send your comments on Retail Marijuana zoning changes, buffering zones, and your desire (or not) to the City of Redmond Council members, Mayor's office and Planning Commission.

Be respectful and clear.

Council general email: council@redmond.gov

Mayor and Council Combined: mayorcouncil@redmond.gov

Mayor's office: mayor@redmond.gov

COR Staff Contact: Jason Rogers jrogers@redmond.gov

Paige Norman,

Education Hill Neighborhood Association (EdHNA)

Facebook <https://www.facebook.com/groups/EdHillNeighborhood/>
edhillna@outlook.com

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Jodi L. Daub

From: Nina Jones <ninajones10@live.com>
Sent: Wednesday, February 24, 2016 1:10 PM
To: Planning Commission; Jason Rogers
Subject: Support for allowing marijuana retail stores in Redmond

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I support utilizing and enforcement of uniform fair trade practices for all commerce in Washington State and support equitable zoning changes to enable a retail marijuana store to open in Redmond.

If you have any questions or concerns please feel free to email or call me.

Kind regards,
Nina Jones
425-205-1912

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